082.0	0002	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	828,100 /	828,100
					USE VALUE:	828,100 /	828,100
					ASSESSED:	828,100 /	828,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		BLOSSOM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAUDO GIOVANNI-MICHELINA
Owner 2:	
Owner 3:	
Street 1:	24 WILDWOOD AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .095 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Asbestos Exterior and 2132 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4123.000	447,500		380,600	828,100
Total Card	0.095	447,500		380,600	828,100
Total Parcel	0.095	447,500		380,600	828,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.41 | /Parcel: 388.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 50679

GIS Ref

GIS Ref

Insp Date 10/20/18

!6630!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	447,500	0	4,123.	380,600	828,100		Year end	12/23/2021
2021	104	FV	427,100	0	4,123.	380,600	807,700		Year End Roll	12/10/2020
2020	104	FV	427,300	0	4,123.	380,600	807,900	807,900	Year End Roll	12/18/2019
2019	104	FV	332,000	0	4,123.	375,100	707,100	707,100	Year End Roll	1/3/2019
2018	104	FV	332,000	0	4,123.	288,200	620,200	620,200	Year End Roll	12/20/2017
2017	104	FV	311,200	0	4,123.	271,800	583,000	583,000	Year End Roll	1/3/2017
2016	104	FV	311,200	0	4,123.	250,100	561,300	561,300	Year End	1/4/2016
2015	104	FV	277,000	0	4,123.	233,800	510,800	510,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:14:03

LAST REV

Date	Time
04/30/19	14:53:51
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6630

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11908-640		10/26/1970		23,500	No	No	N	

USER DEFINED

Prior Id # 1:	50679
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
2/26/2009	Measured	189	PATRIOT
3/18/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4123		Sq. Ft.	Site		0	70.	1.32	6									380,584						380,600	

Total AC/HA:	0.09465	Total SF/SM:	4123	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	380,584	Spl Credit		Total:	380,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14249527
Const Adj.:	0.94981003
Adj $ / SQ:	195.328
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	608005
Depreciation:	160513
Depreciated Total:	447492

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

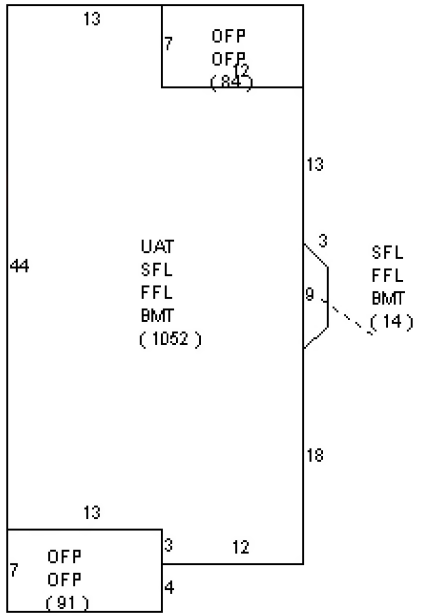
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	195.33
Special Features:	0	Val/Su Net:	117.42
Final Total:	447500	Val/Su SzAd	209.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,066	58.600	62,466
FFL	First Floor	1,066	195.330	208,219
SFL	Second Floor	1,066	195.330	208,219
OFP	Open Porch	350	20.150	7,052
UAT	Upper Attic	263	78.130	20,548

Net Sketched Area:	3,811			Total:	506,504
Size Ad	2132	Gross Area	4600	FinArea	2132

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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